

PROPOSALS OF HOTEL SITES
IN POZNAN

I. POZNAN - GENERAL INFORMATION

Poznań - the capital of Wielkopolska Region, with its almost 600,000 population, has become today the second Polish business centre.

Almost the whole year round different fair events and exhibitions, both of the domestic and international range, take place here. Private entrepreneurship, business and trade with the participation of foreign capital, flourish. Poznań ranks second after Warsaw, as a Polish banking and business centre. Almost thirty banks and eleven insurance companies operate in the city. Poznań ranks first as far as the number of companies with foreign capital participation is concerned.

These developments are assisted by the city's location - about 130 km from the border with the Federal Republic of Germany, to be more exact: half way between Berlin and Warsaw. Poznań is an important junction point of car and railroad routes leading from the south (Czecho-Slovakia, Austria, Hungary) to the north, through the Baltic Sea, to Scandinavian countries.

About six kilometers west off downtown there is "Lawica" Airport, with its modern control equipment permitting touch down of the majority of modern planes.

As a commercial, cultural, scientific and tourist centre of Western Poland, the city is still lacking a sufficient number of flats, offices, supermarkets, storages, as well as good restaurants and hotels.

The greatest demand for hotel rooms is generated by the Poznań International Fair - the event with an over 70 year tradition.

About twelve thousand firms (including about four thousand foreign ones) participate in different commercial events. Almost nine hundred thousand visitors come to the Fair grounds, about 2200 media reporters cover the events. The exhibitions are accompanied by numerous symposia and scientific conferences.

Demand for hotel space comes also from various cultural, sports, and scientific events. Some of them, e.g. Henryk Wieniawski International Violin Contest, International Boys' Choir Festival, Modern Music Festival "Poznań Musical Springs", attract thousands of guests to Poznań.

II. THE PRESENT HOTELS

The city has about 4100 beds in 19 hotels (including about 2280 beds in four hotels of the four-star class), over 400 beds in 6 youth hostels, and about 900 places on 3 camping sites.

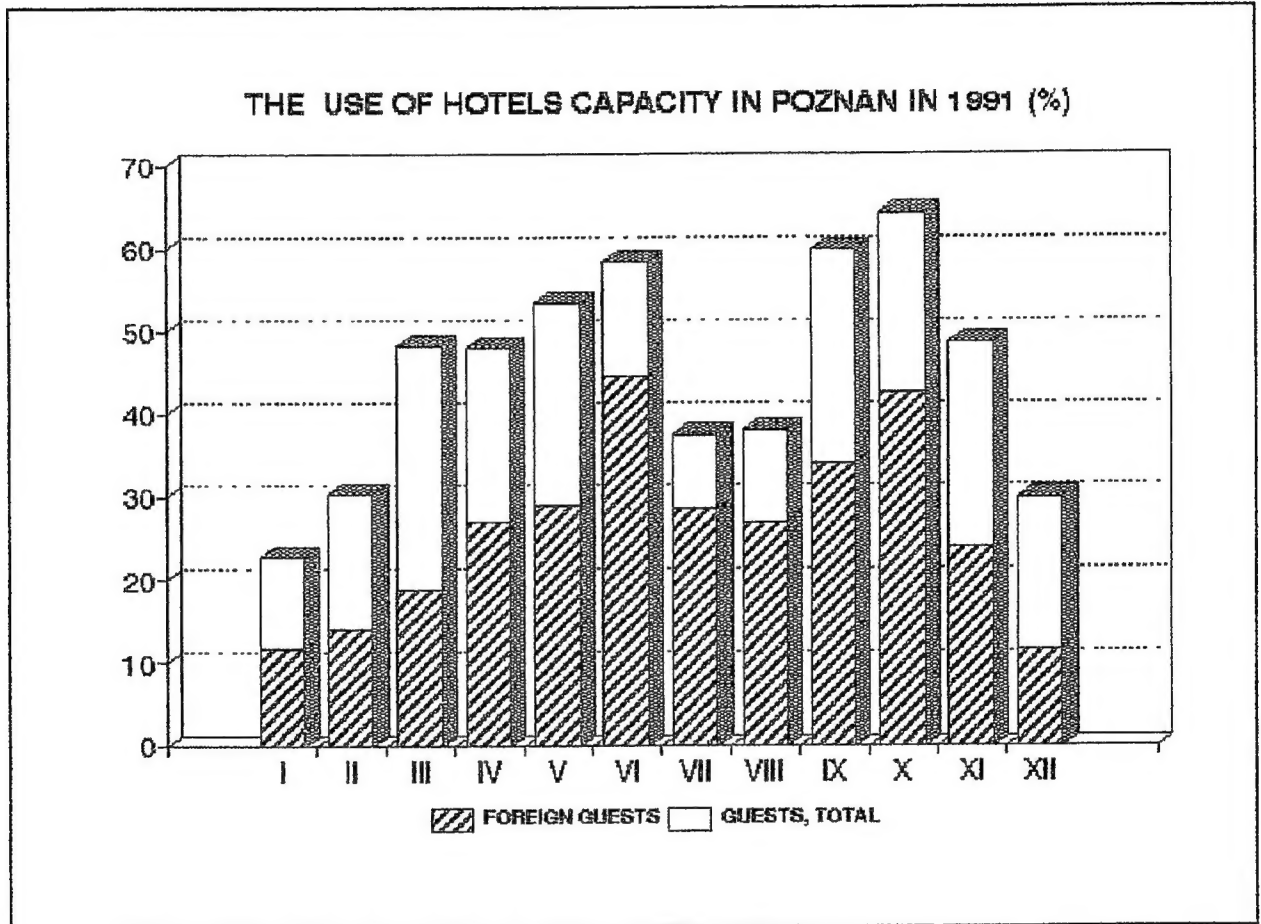
The hotels of high and medium standard, located downtown, are the most popular.

The presented diagram does not include beds in new small hotels and private pensions.

The average annual bed capacity use rate in all listed hotels (Table 2) amounts to about 44.2% (see : Diagram 1), where the rate can be used exclusively for comparisons.

Renting a whole room determines the actual use of hotel capacity . Most of the large hotels have two-bed rooms, consequently for the bed capacity use rate 50% all rooms can be rented.

Diagram No. 1



An example here can be the fact, that during Poznań International Fair the statistical bed capacity use rate ranks between 58 - 64 percent, despite that all rooms are rented up to 100 percent.

The analysis provides also the capacity use rates of the four greatest Poznań hotels of the four-star class, during the last four years. A distinct slump in the number of Poles on the turn of 1989/90 can be noticed. This was due to the fact that prices for Poles were made equal, i.e. considerably increased, to those paid by foreign guests (see : Diagram No.2).

The number of foreign guests is still on the rise.

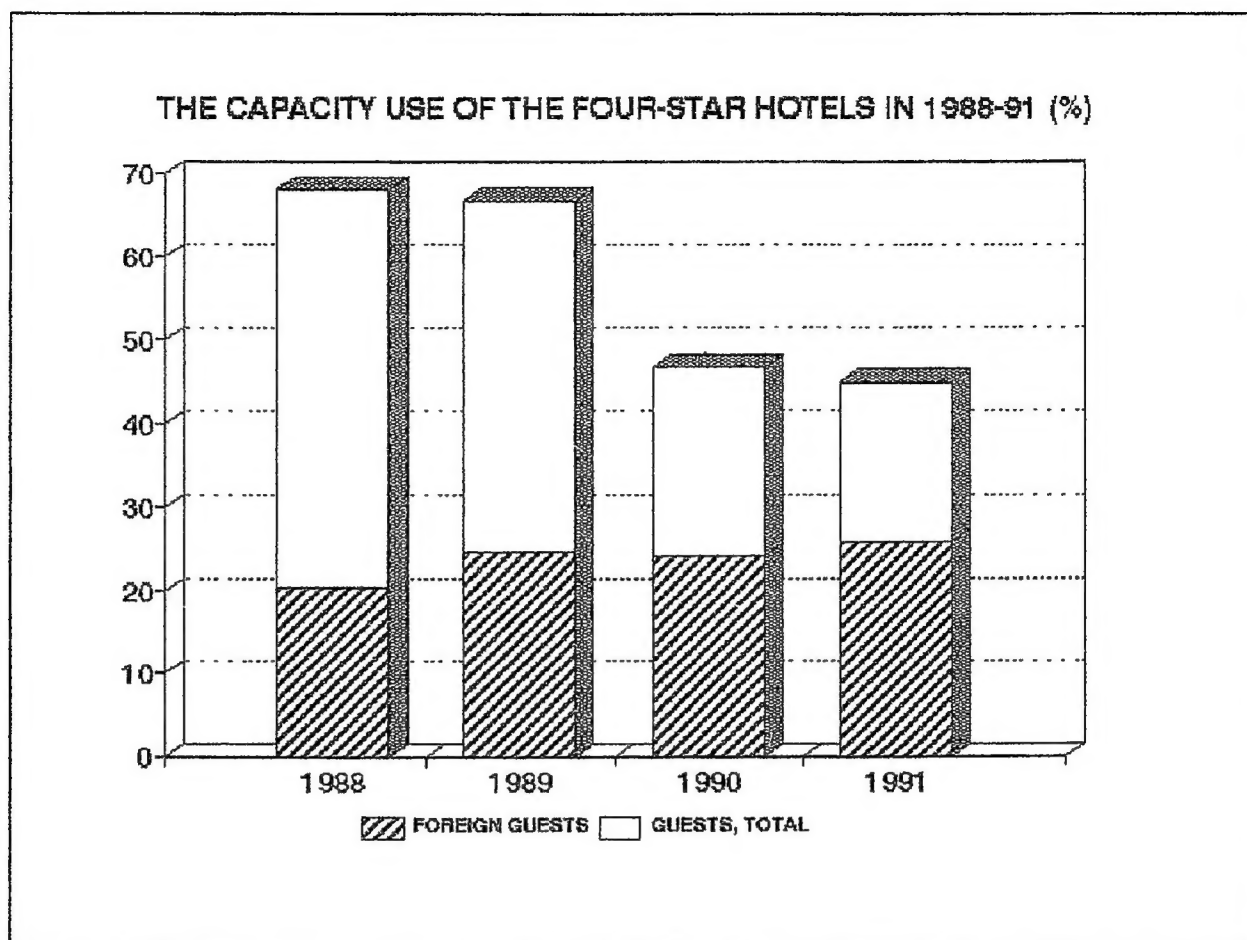


Diagram No. 2

For comparison - the average bed capacity use rate in the Federal Republic of Germany amounts to about 35 %, in Hannover only to about 40 %. The ratio of the number of hotel beds to the population, however should be taken into regard here.

A comparison of the number of hotel beds and ratio of bed number per 1000 population for Poznań and bigger Polish and German cities of similar size, below :

Table 1

CITY / COUNTRY	Population number (thousand)	Hotel beds (thousand)	Hotel beds per 1000 population
WARSZAWA	1655.7	7.7	4.65
LODZ	848.2	1.7	2.00
KRAKOW	750.5	3.7	4.93
WROCLAW	643.2	2.0	3.11
POZNAN	590.5	4.1	6.94
GDANSK	465.1	1.6	3.44
SZCZECIN	413.4	1.5	3.63

CITY / COUNTRY	Population number (thousand)	Hotel beds (thousand)	Hotel beds per 1000 population
HANNOVER (FRG)	506.81	5.62	11.09
STUTTGART (FRG)	571.74	6.73	11.77
DORTMUND (FRG)	567.76	2.82	4.97
FRANKFURT/M.(FRG)	618.27	17.69	28.61
ESSEN (FRG)	611.44	4.12	6.74

THE LIST OF HOTELS IN POZNAN
(1 March, 1992)

Table 2

No	NAME, CLASS, ADDRESS	Built/ moder- nized / year	NUMBER		
			rooms	beds	catering
1.	Hotel Orbis "MERKURY" ****, 20 Roosevelta St.	1964 1979	352	449	550
2.	Hotel Orbis "POLONEZ" ****, 54/68 Niepodległości Ave.	1974	406	610	800
3.	Hotel Orbis "POZNAN" ****, 1 Gen.H.Dąbrowskiego Sq.	1978	494	829	1080
4.	Hotel Orbis "NOVOTEL" ****, 64/66 Warszawska St.	1975	153	306	400
5.	Hotel "PARK" ***, 77 Majakowskiego St.	1991	100	200	200
6.	Hotel "WIELKOPOLSKA" ***, 67 Sw.Marcin St.	1910 1961	107	150	134
7.	Hotel "LECH" ***, 74 Sw.Marcin St.	1910 1974	80	126	28

No	NAME, CLASS, ADDRESS	Built/ moder- nized / year	NUMBER		
			rooms	beds	catering
8.	Hotel "RZYMSKI" **, 22 Marcinkowskiego St.	1910 1955	107	201	36
9.	Motel "LAWICA" class I 100 Wichrowa St.	1988	29	62	150
10	Hotel "MOS" (POSiR) class II ul. Chwiałkowskiego 34	1965	34	88	85
11	"DOM TURYSTY" **, 91 Stary Rynek Sq.	1957 1987	42	132	65
12	Motel "STRZESZYNEK" class III, 14 Koszalińska St.		15	30	180
13	Hotel PGO NARAMOWICE class II, 150 Naramowicka St.	1973	54	129	120
14	Hotel "DERBY" **, 34 Lutycka St.	1991	40	80	80
15	Hotel "OLIMPIA" class I/II 8 Taborowa St.	1979	30	70	-
16	Hotel "JOWISZ" class I/II 34 Dojazd St.	1982	30	70	-
17	Hotel - Ośr.Wczas.MSW class I Kiekrz, 35 Chojnicka St.	1953 1980	200	450	360
18	Hotel GKS "OLIMP" class III 1 Warmińska St.	1986	21	39	52
19	Hotel GARNIZONOWY class II 118 Kościuszki St.	1981	42	100	100
	T O T A L :		2.373	4.195	4.528

Attention : The list does not include the "Bazar" Hotel , right now under reconstruction, after which there will be about 150 beds in 88 rooms and about 500 catering places.

III. PROPOSALS OF HOTEL SITES

The proposals and conditions of hotel sites have been prepared by the Town Planning Office in Poznań.

The catalogue covers only a part of potential hotel sites in the city. The most attractive lots have been selected. Already today development conditions could be defined for these lots, despite the lack of a number of planning studies. The lots would not decrease the land reserves indispensable for future city development. At the same time, they are located on areas with definite designation (in view of a new city master plan, now under preparation).

The catalogue does not contain lots for small hotels - pensions. These structures do not have big requirements regarding space, transportation, and technical infrastructure, as compared to large hotels.

There are still many free lots ("fillings") and houses which can be used as hotels - pensions.

The scope of information for each proposal, as well as graphics have been based on patterns used in several cities in Western Europe, particularly in Hannover (Germany). The data, however, have been adjusted to Polish conditions.

Explanation :

- The entry "Investment Function" (item III - Development) provides only preliminary, most general data. Specific town planning recommendations will be supplied separately by the Municipal Town Planning Office , depending on the investment program.
- Hotels are only **one of the possible** uses of the lots. Development plans prepared by the Municipal Town Planning Office will not define strictly the function of each lot. That is why every presented location was supplied with alternative development forms. In a number of cases functions can be combined.

PROPOSED HOTEL SITES

Table 3

No	District / Region	Acre-age	Owner (*)	Present use	Alternative Development
1.	Jezyce	0.69	S.T. + P	green area	services
2.	Jezyce	0.66	S.T. + P	parking, green area	services
3.	Lazarz	0.36	S.T. + P	booths, fountain	services, stores, offices
4.	Lazarz	0.64	S.T.	apartment building pavilion	stores, catering, culture
5.	Stare Miasto	2.20	S.T.	parking, green area	stores, catering culture
6.	Wilda	0.6	S.T. + P	store, garages	apartment buildings with services
7.	Stare Miasto	0.8	S.T.	car service	apartment buildings with services
8.	Grunwald	1.17	S.T.	huts, garages	apartment buildings with services
9.	Jezyce	1.85	S.T. + P	sheds, garages	services, sports, green area
10.	Kotowo	9.25	S.T. + P	arable land	sport and recreational facilities
11.	Rataje	6.08	S.T.	waste land, construction camp	services
12.	Stare Miasto	0.58	S.T.	green area, parking, filling station	services

(*) S.T. = State Treasury

P = Private

Detailed information regarding development method of each particular site, town planning and architectural directives, property titles, and infrastructure can be obtained from :

Urząd Miejski w Poznaniu , Wydział Urbanistyki, Architektury i Nadzoru Budowlanego
(Poznań Municipality, Department for Town Planning, Architecture and Construction
Supervision)

phone : 785-524

Urząd Miejski Pl. Kolegiacki 17

phone : 52 26 14

Zarząd Geodezji i Katastru Miejskiego "GEOPOZ"
(GEOPOZ - Municipal Land Register and Surveyor Office)

phone : 20-70-81 (switchboard)

Wojewódzkie Przedsiębiorstwo Wodociągów i Kanalizacji, - Dział techniczny,
(Provincial Water Supply and Sewage System Enterprise - Technical Department)

phone : 32-00-81 (switchboard)

Wielkopolski Okręgowy Zakład Gazownictwa - Dział techniczny sieci
(Wielkopolska Regional Gas Supply Enterprise - Network Technical Department)

phone : 77-25-11

Zakład Energetyczny Poznań - Rejon Południe, - Wydział Dokumentacji i Rozwoju
(Electric Energy Enterprise - "South", Department for Working Plans and Development).

Poznań, ul. Panny Marii 2.

phone : 52-72-11

Zakład Energetyczny Poznań - Rejon Północ - Wydział Dokumentacji i Rozwoju,
(Electric Energy Enterprise - "North", Department for Working Plans and Development).
The "North" Region includes the districts : Winogrody, Podolany, Naramowice, Jezyce,
Piątkowo, Kiekrz.

Poznań, ul.Strzeszyńska 58

phone : 53-10-11

* HEAT SUPPLY SYSTEM :

Przedsiębiorstwo Energetyki Ciepłej,
(Heat Supply Enterprise)

Poznań, ul.Bułgarska 65/87

phone : 67-12-63

* TELEPHONE SYSTEM :

Telekomunikacja Polska SA - Dyrekcja Okręgu
(Telecommunication, Poland , Inc. - Regional Authority)

Ul.Kościuszki 77

phone : 53-72-67

1.Zakład Radiokomunikacji i Teletransmisji - Wydział Urządzeń Liniowych
(Radiocommunication and Teletransmission - Linear Equipment Division)

Poznań, ul. 23 Lutego 26 ,

phone : 52-84-40

2.Zakład Telekomunikacji Poznań Centrum

(Telecommunication Enterprise Poznań Centrum)

ul.23 Lutego 26

phone : 52-06-66

3.Zakład Telekomunikacji Poznań-Nowe Miasto

(Telecommunication Enterprise Poznań Nowe Miasto)

ul.Bułgarska 55

phone : 69-82-40

* ACCESS ROADS :

Wojewódzka Dyrekcja Dróg Miejskich
(Provincial Authority for Municipal Roads)

Poznań, ul.Wilczak 16

phone : 20-50-81



PROPOSALS OF HOTEL SITES IN POZNAN

THE PRESENT SITUATION AND PLANS

HOTELS :

a) existing

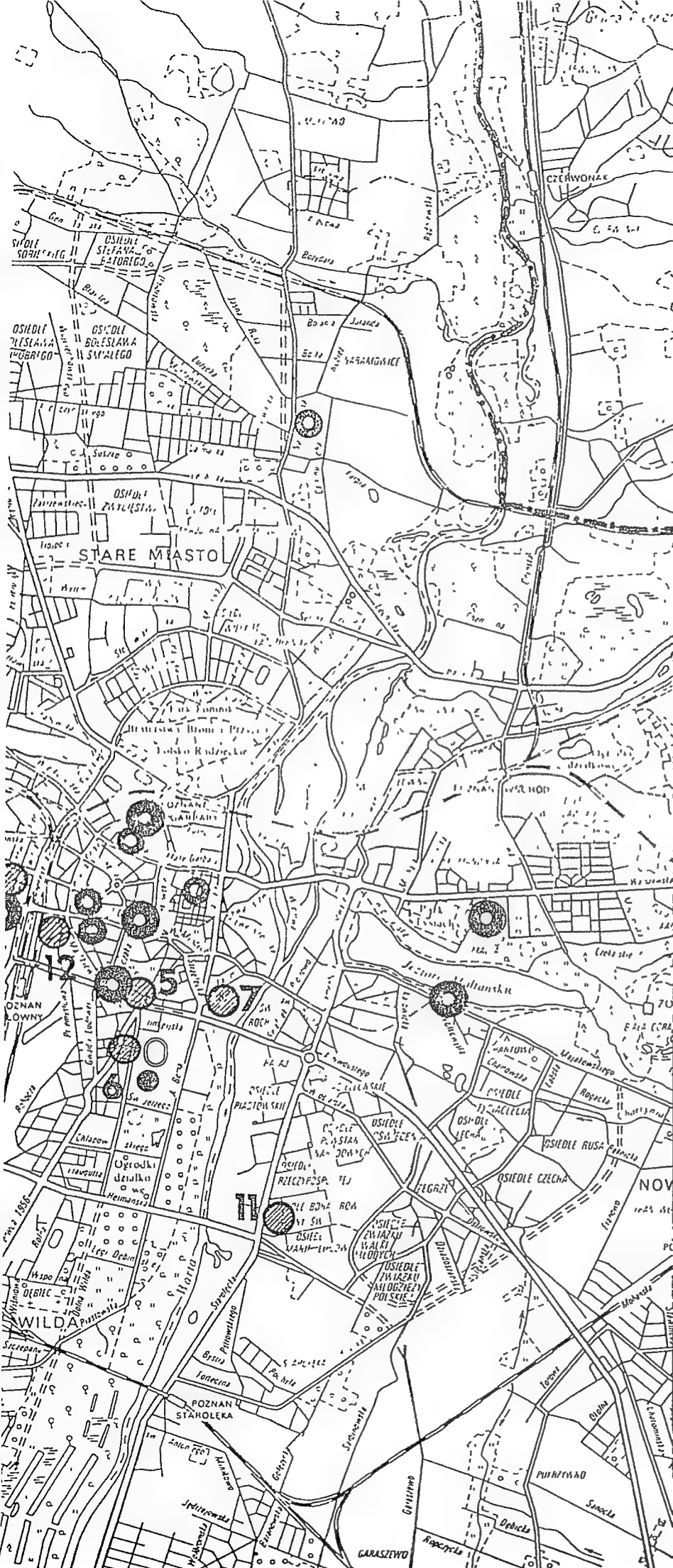
- up to 100 beds
- 100 - 200 beds
- ⊙ over 200 beds

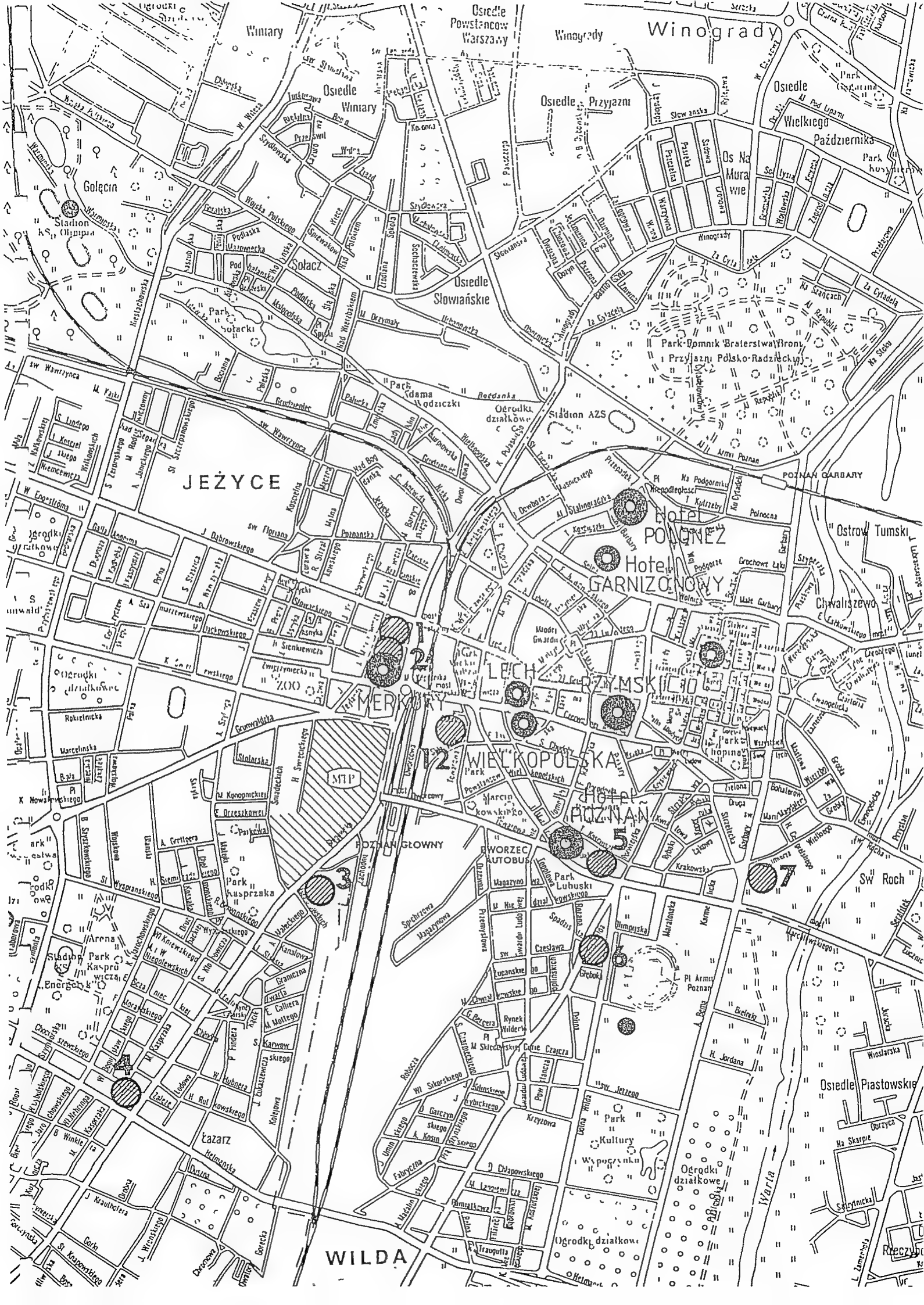
b) planned

- ◐ proposed site
- 7 site number

Scale 1 : 50 000

Urząd Miejski w
Poznaniu
Biuro Promocji Miasta
Pl. Kolegiacki 17
60-967 POZNAN
tel.(061) 52 19 47





JEŻYCE

WILDA

WIELKOPOLSKA

POZNAN

GARNIZONOWY

POZNAN

POZNAN GŁÓWNY

SWOZEC AUTOBUS

Osiedle Piastowskie

Wielkopolska

Wielkopolska

Wielkopolska

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PROPOSALS OF HOTEL SITES IN POZNAN

THE PRESENT SITUATION AND PLANS


CENTRE

HOTELS :

a) existing

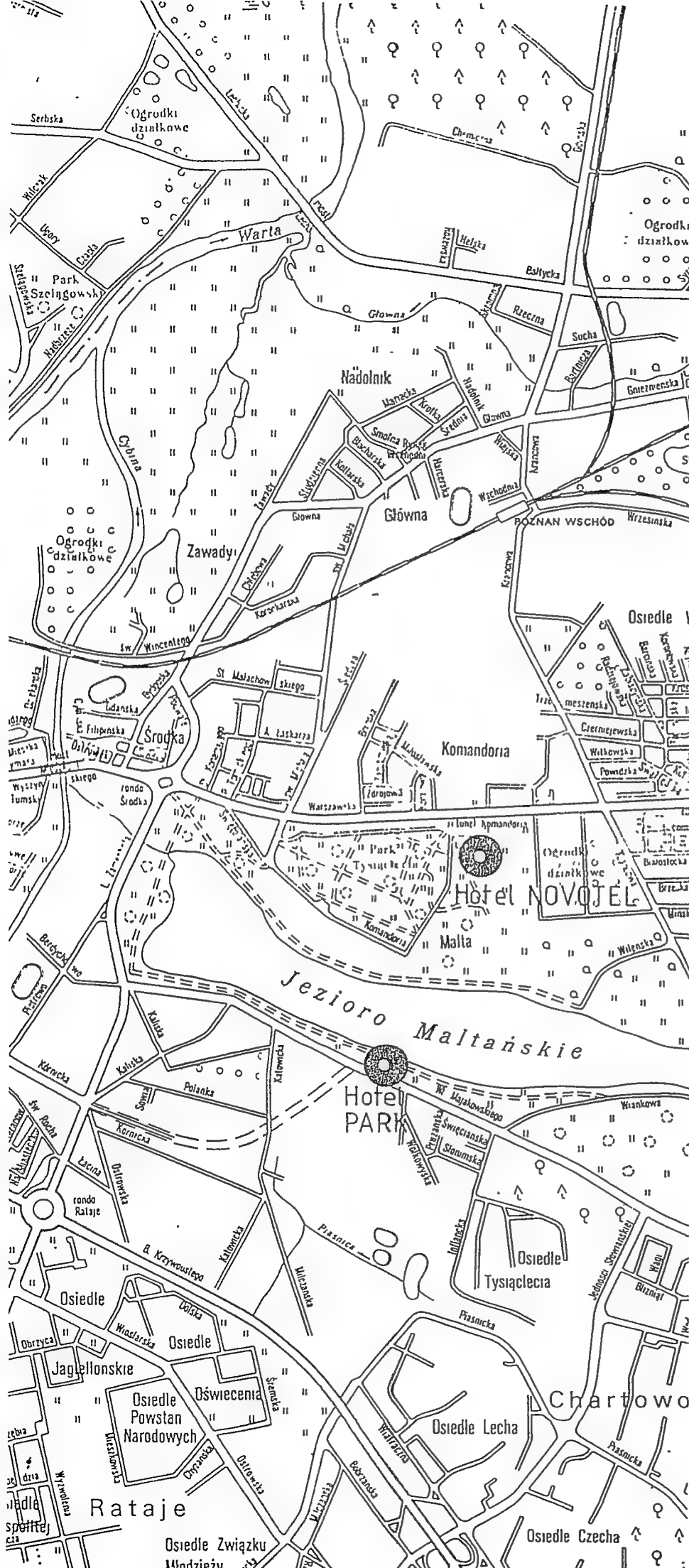
-  up to 100 beds
-  100 - 200 beds
-  over 200 beds

b) planned

-  proposed site
- 7** site number

Scale 1 : 20 000

Urząd Miejski w
Poznaniu
Biuro Promocji Miasta
Pl. Kolegiacki 17
60-967 POZNAN
tel.(061) 52 19 47





scale 1:5000

I. LOCATION :

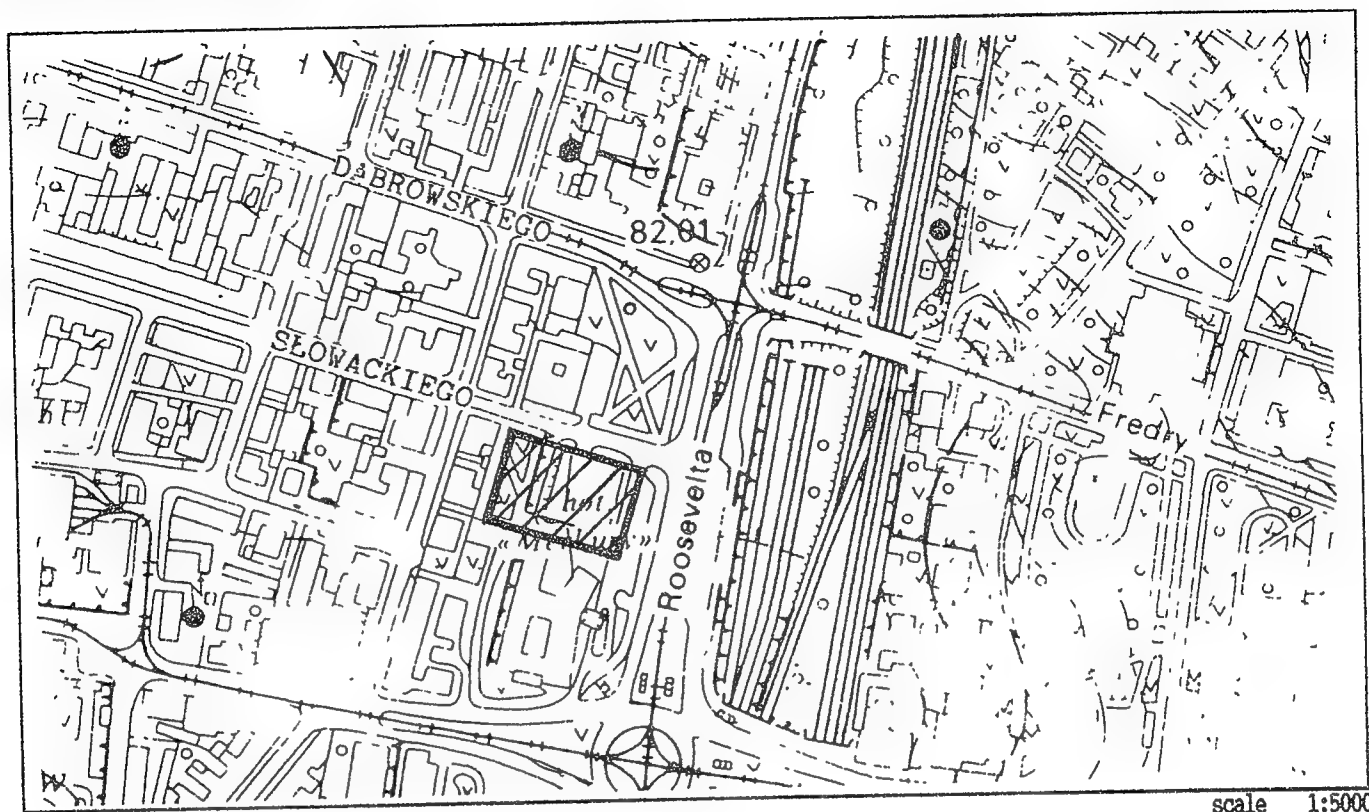
AREA	Jeżyce, sheet No. 5
ADDRESS	Roosevelta St., Dąbrowskiego St., Słowackiego St.

II. CHARACTERISTICS OF THE LOT :

OWNER	State Treasury + University + private owner	ACREAGE: 0.69 ha
PRESENT USE	Green area (lawn)	
NEIGHBOURHOOD	Apartment buildings with numerous services. A theatre, hotel, cinema, catering, offices, 200. To the east - public buildings : the Opera, universities, etc. The Poznań International Fair grounds - 400 m away.	
ACCESS BY PRIVATE TRANSPORTATION	Neighbourhood of the cross-road of the city's main transportation routes. Direct access from Dąbrowskiego St. and Słowackiego St., as well as from the planned access road parallel to Roosevelta St.	
ACCESS BY PUBLIC TRANSPORTATION	Stops of numerous tramway and bus lines. The Central Railway Station - 900 m away. Planned stops of Poznań Fast Tramway, down Roosevelta St. - 150 m away.	
INFRASTRUCTURE	Network of electric energy, telephone, gas; municipal heat, water and sewage system . Necessary shifting of the existing network interfering with the planned development.	

III. DEVELOPMENT :

INVESTMENT FUNCTION	A hotel of the highest class, with a great number of parking places. A building constituting compact frontages alongside the neighbouring streets. A seven floor building facing Roosevelta St., height of the remaining parts adjusted to the existing architecture. The whole lot can be developed.
OTHER POSSIBLE FUNCTIONS	Business centre, stock-exchange, offices, supermarket, bank, etc.
ADDITIONAL :	Possible future direct underground connection with the planned commercial area under Roosevelta St. and stops of Poznań Fast Tramway.

**I. LOCATION :**

AREA	Jeżyce, sheet No. 13
ADDRESS	Roosevelta St., Słowackiego St.

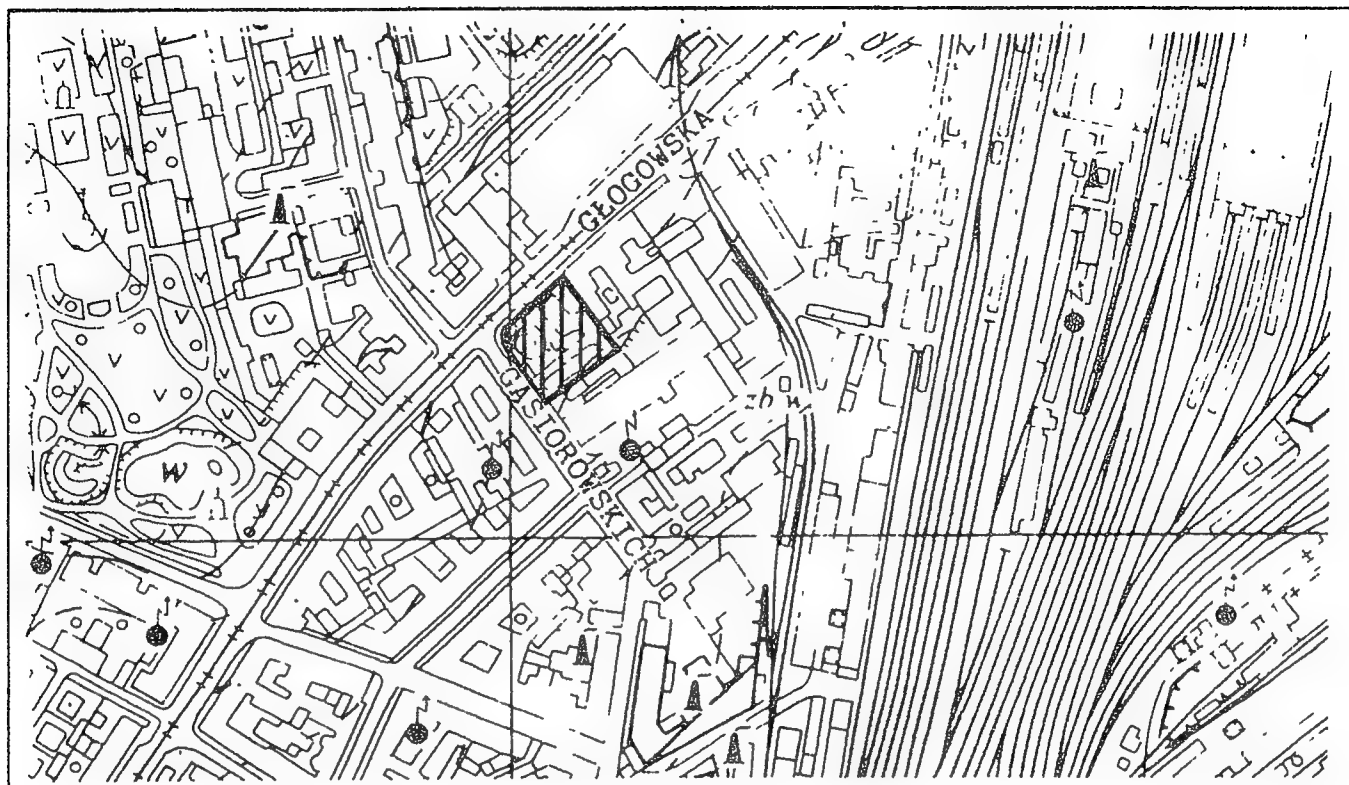
II. CHARACTERISTICS OF THE LOT :

II. CHARACTERISTICS OF THE LOT :

OWNER	State Treasury + private owner	ACREAGE : 0.66 ha
PRESENT USE	"Merkury" Hotel parking lot, green area	
NEIGHBOURHOOD	Apartment buildings, with numerous services. A theatre, hotel, cinema, catering, offices, 200. To the east - public buildings : the Opera, universities, etc. The Poznań International Fair grounds - 300 m away.	
ACCESS BY PRIVATE TRANSPORTATION	Neighbourhood of the cross-road of the city's main transportation routes. Direct access from Dąbrowskiego St. and Slowackiego St., as well as from the planned access road parallel to Roosevelta St.	
ACCESS BY PUBLIC TRANSPORTATION	Stops of numerous tramway and bus lines. The Central Railway Station - 800 m away. Planned stops of Poznań Fast Tramway, down Roosevelta St. - 100 and 250 m away.	
INFRASTRUCTURE	Network of electric energy, telephone, gas; municipal heat, water, and sewage system . Necessary shifting of the existing heat supply pipes.	

III. DEVELOPMENT :

INVESTMENT FUNCTION	A hotel of the highest class with a great number of parking places. A building constituting street frontages, the seven floor part facing Roosevelt St., alongside Słowackiego St. compact or dispersed, height adjusted to the Mickiewicz St. buildings. The whole lot can be developed.
OTHER POSSIBLE FUNCTIONS	Business Centre, stock-exchange, offices, supermarket, banks, etc.
ADDITIONAL :	Possible future direct underground connection with the planned commercial area under Roosevelt St. and stops of Poznań Fast Tramway. Investment may be accompanied by modernization of "Merkury" Hotel.



scale 1:5000

I. LOCATION :

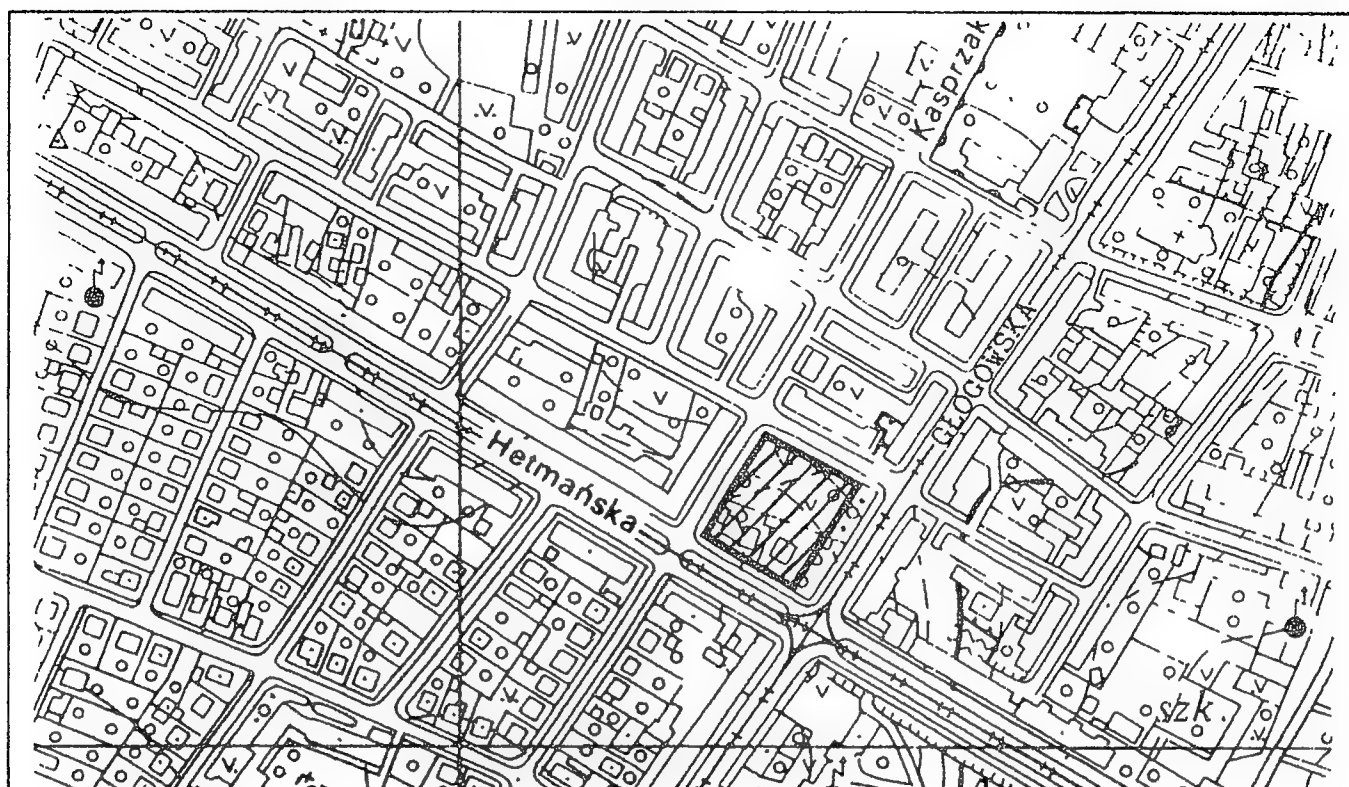
AREA	Lazarz, sheet No. 10
ADDRESS	Glogowska St., Gąsiorowskich St.

II. CHARACTERISTICS OF THE LOT :

OWNER	State Treasury + private owner	ACREAGE : 0.36 ha
PRESENT USE	Two booths, a street catering business, fountain	
NEIGHBOURHOOD	Direct neighbourhood of the Poznań International Fair grounds. Apartment buildings with services on the ground floor - commercial area alongside Glogowska St. ; restaurants. Nearby Wilson Park with the Palm House.	
ACCESS BY PRIVATE TRANSPORTATION	Location by one of the city's main streets. Direct access from Glogowska St. and Gąsiorowskich St.	
ACCESS BY PUBLIC TRANSPORTATION	The Central Railway Station - 300 m away. Several tramway lines - stop 300 m away.	
INFRASTRUCTURE	Network of electric energy, phone, gas, water and sewage system. Necessary investment to plug into the municipal heating system, surpassing the site.	

III. DEVELOPMENT :

INVESTMENT FUNCTION	A hotel fitted into the compact building area, with underground parking lot. Height adjusted to the existing neighbouring houses.
OTHER POSSIBLE FUNCTIONS	Banks, supermarket, department store, offices, etc.
ADDITIONAL :	Necessary demolition of the "Hortex" desserts catering.



scale 1:5000

I. LOCATION :

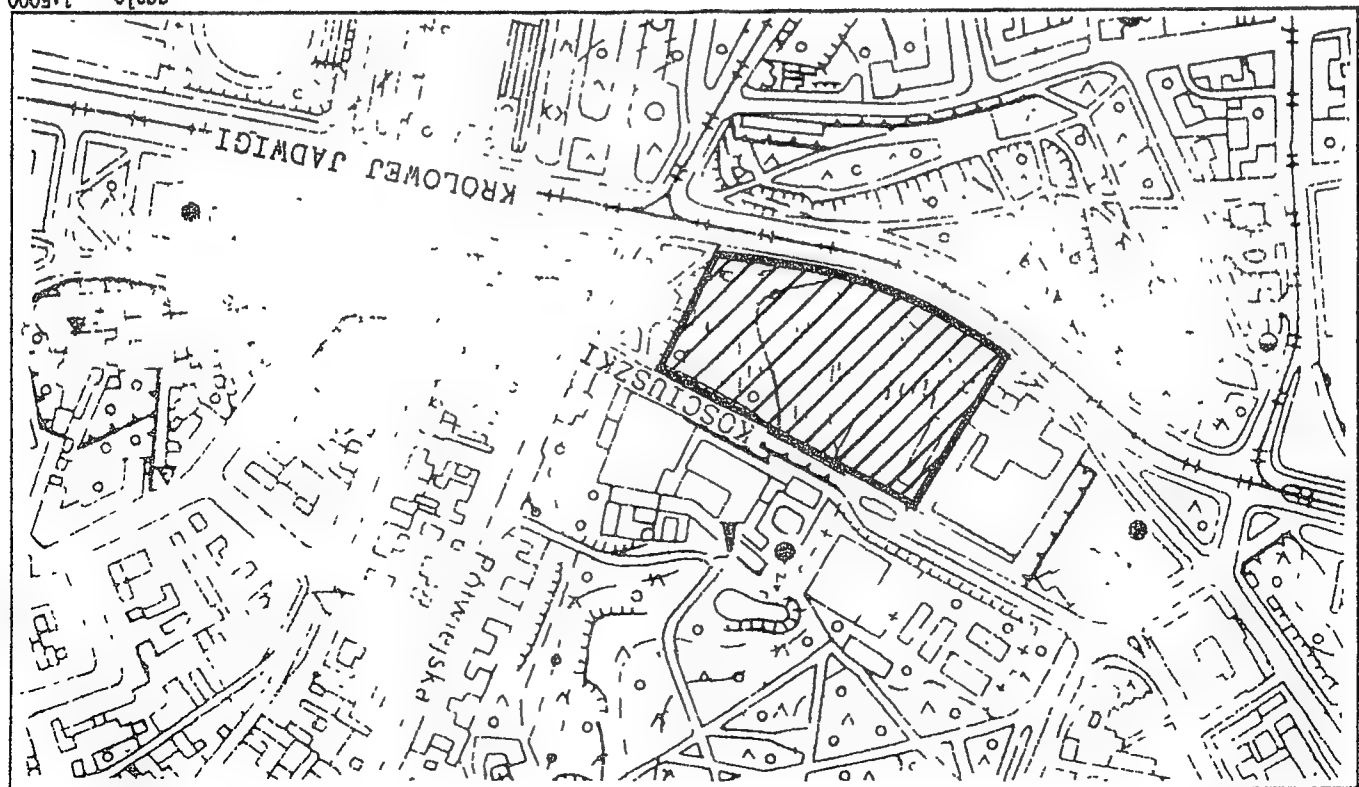
AREA	Lazarz, sheet No. 36
ADDRESS	Hetmańska St., Głogowska St., Kasprzaka St., Chociszewskiego St.

II. CHARACTERISTICS OF THE LOT :

OWNER	State Treasury + private owner	ACREAGE : 0.64 ha
PRESENT USE	Apartment building, store, garages, lawns	
NEIGHBOURHOOD	Apartment buildings with services on the ground floor. One of the city's main commercial streets. Schools, "Arena" Sport Centre, sports fields and swimming pool in Kasproicz Park - about 1000 m away.	
ACCESS BY PRIVATE TRANSPORTATION	The lot is located by the cross-road of important transportation routes. Direct access from Kasprzaka St. and Chociszewskiego St.	
ACCESS BY PUBLIC TRANSPORTATION	Nine tramway lines and one bus line join the site with downtown .	
INFRASTRUCTURE	Network of electric energy, phone, gas, water, and sewage system. Necessary investment to plug into the municipal heating system , surpassing the site.	

III. DEVELOPMENT :

INVESTMENT FUNCTION	A large hotel accompanied by complementary services. An about ten-floor separate building.
OTHER POSSIBLE FUNCTIONS	Supermarket, department store, catering, cultural centre.
ADDITIONAL :	Investment could hit the existing small apartment house. Necessary demolition and transfer of tenants to other apartments.



I. LOCATION :

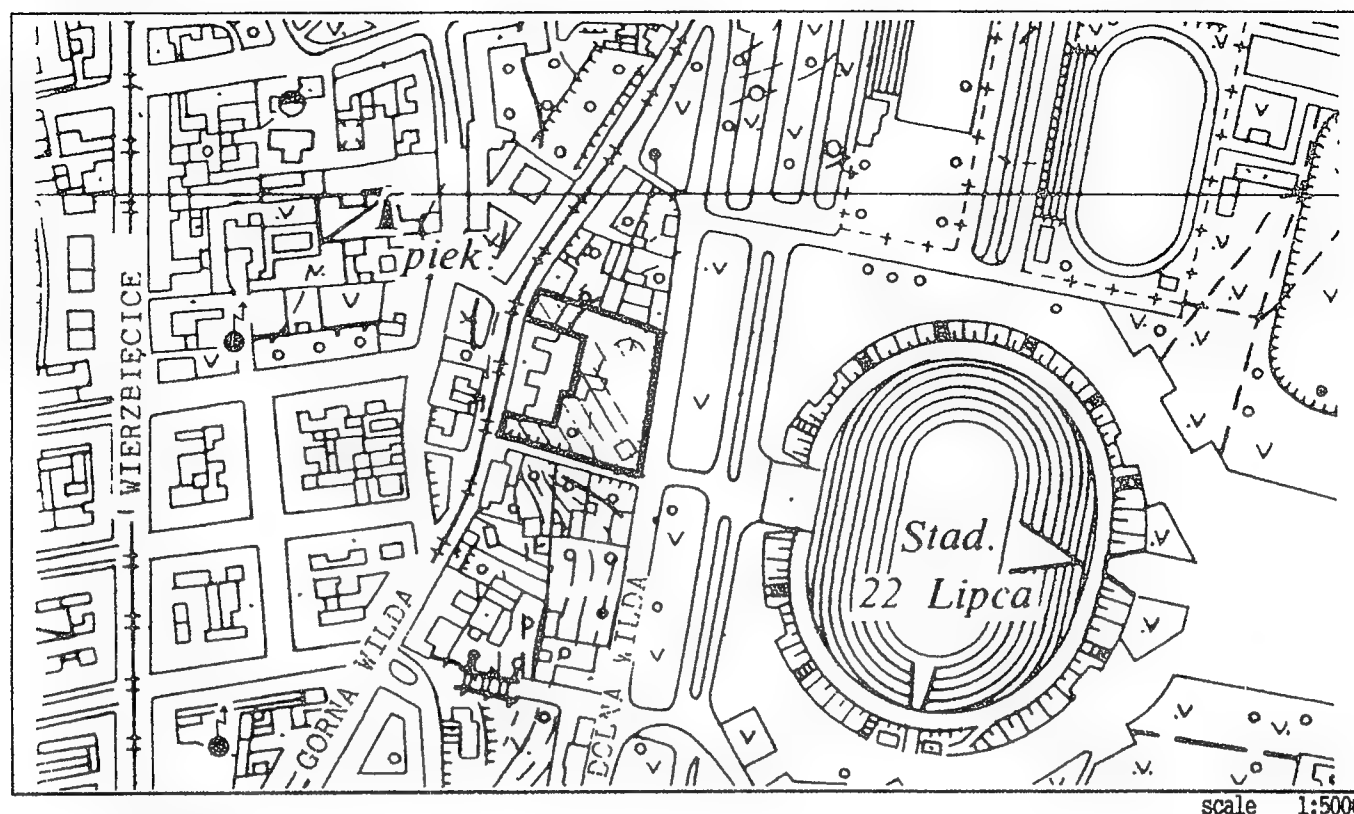
AREA	Poznań, sheet No. 46
ADDRESS	Królów Jądwił St., Polwiewska St., and Kósciuszki St.

II. CHARACTERISTICS OF THE LOT :

OWNER	State Treasury
PRESENT USE	Green area, "Poznań" Hotel parking lot.
NEIGHBOURHOOD	A group of public buildings : "Poznań" Hotel, a theatre, universities, other institutions. A church, old brewery buildings, parks, apartment houses with services on the ground floor. Poznań International Fair grounds - 1000 m away
ACCESS BY PRIVATE TRANSPORTATION	The lot is located by one of the city's main transportation routes, i.e. Królów Jądwił St. Direct access from Kósciuszki St.
ACCESS BY PUBLIC TRANSPORTATION	Seven tramway lines join the site with downtown. Bus stop (three lines) - 300 m away. Intercity Bus System Station (PKS) - 500 m away. Central Railway Station (PKP) - 1000 m away
INFRASTRUCTURE	Network of electric energy, telephone, gas, municipal heat, water and sewage system.

III. DEVELOPMENT :

INVESTMENT FUNCTION	Hotel and conference centre accompanied by services and stores. A large group of garages. A group of structures adjacent to public buildings, alongside the "Ring", similar in scale and character to the neighbouring sections.
OTHER POSSIBLE FUNCTIONS	Department store, catering, cinema, sport facilities, swimming-pool
ADDITIONAL :	Investment should be accompanied by a reconstruction of the "Poznań" Hotel parking lot. Preliminary contract binding till 15 Aug. 1992

**I. LOCATION :**

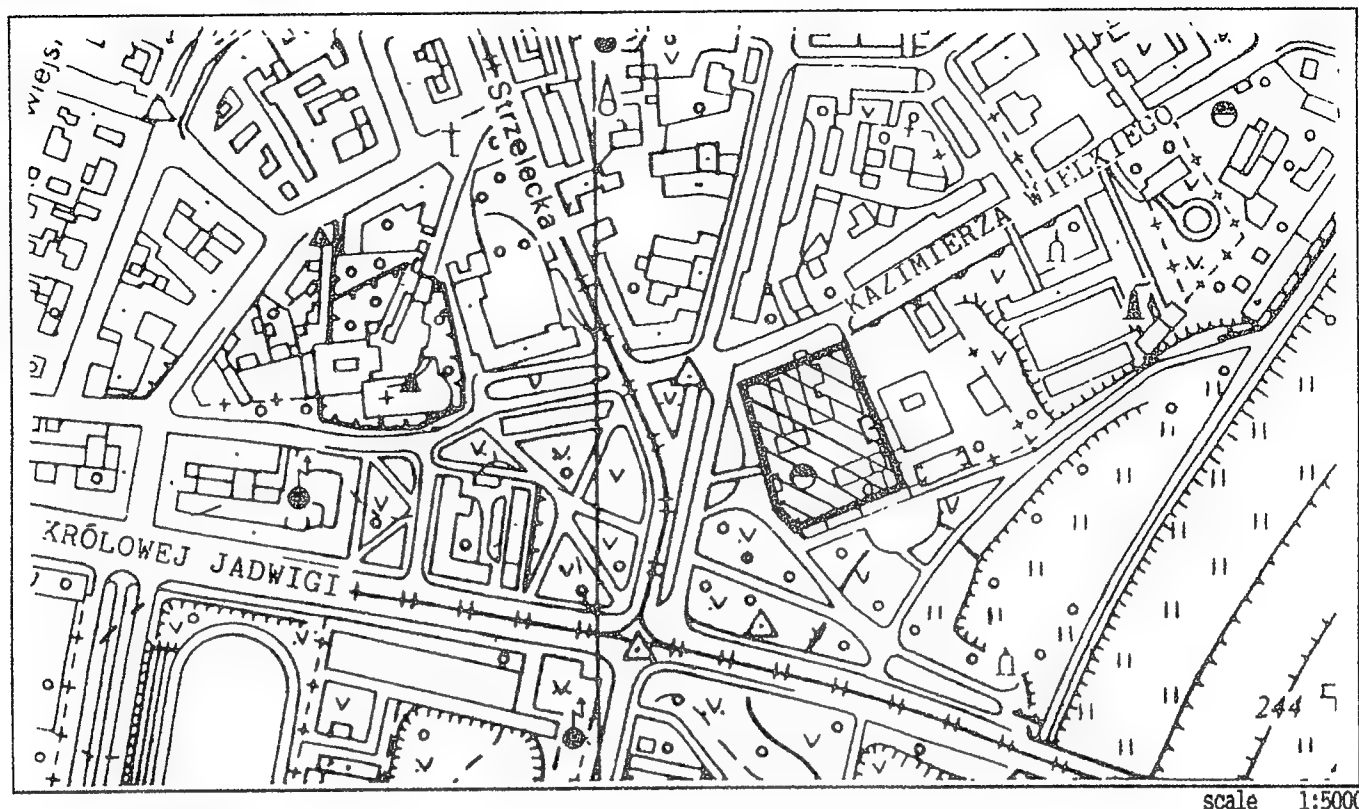
AREA	Wilda, sheet No. 7
ADDRESS	Górna Wilda St., Dolna Wilda St.

II. CHARACTERISTICS OF THE LOT :

OWNER	State Treasury + private owner	ACREAGE : 0.6 ha
PRESENT USE	Woodworking shop, stores, garages	
NEIGHBOURHOOD	Compact apartment buildings with services on the ground floor. A sports field, sports and recreational and green areas. Nearby Wildecki Market and "Wilda" Cinema	
ACCESS BY PRIVATE TRANSPORTATION	Access from Królowej Jadwigi St.; directly from Górna Wilda St. and Dolna Wilda St.	
ACCESS BY PUBLIC TRANSPORTATION	Five tramway lines join the site with downtown. Stops of several bus lines 300 - 600 m away . Intercity Bus System Station (PKS) - 600 m away.	
INFRASTRUCTURE	Network of electric energy, telephone, gas, municipal heat, water and sewage system.	

III. DEVELOPMENT :

INVESTMENT FUNCTION	A pension in a compact row of houses, on a slope and a filling inside a street section . Height and building line - adjusted to the neighbouring buildings.
OTHER POSSIBLE FUNCTIONS	Apartment buildings with services on the ground floor , or services, such as : stores, catering, culture.
ADDITIONAL :	



scale 1:5000

I. LOCATION :

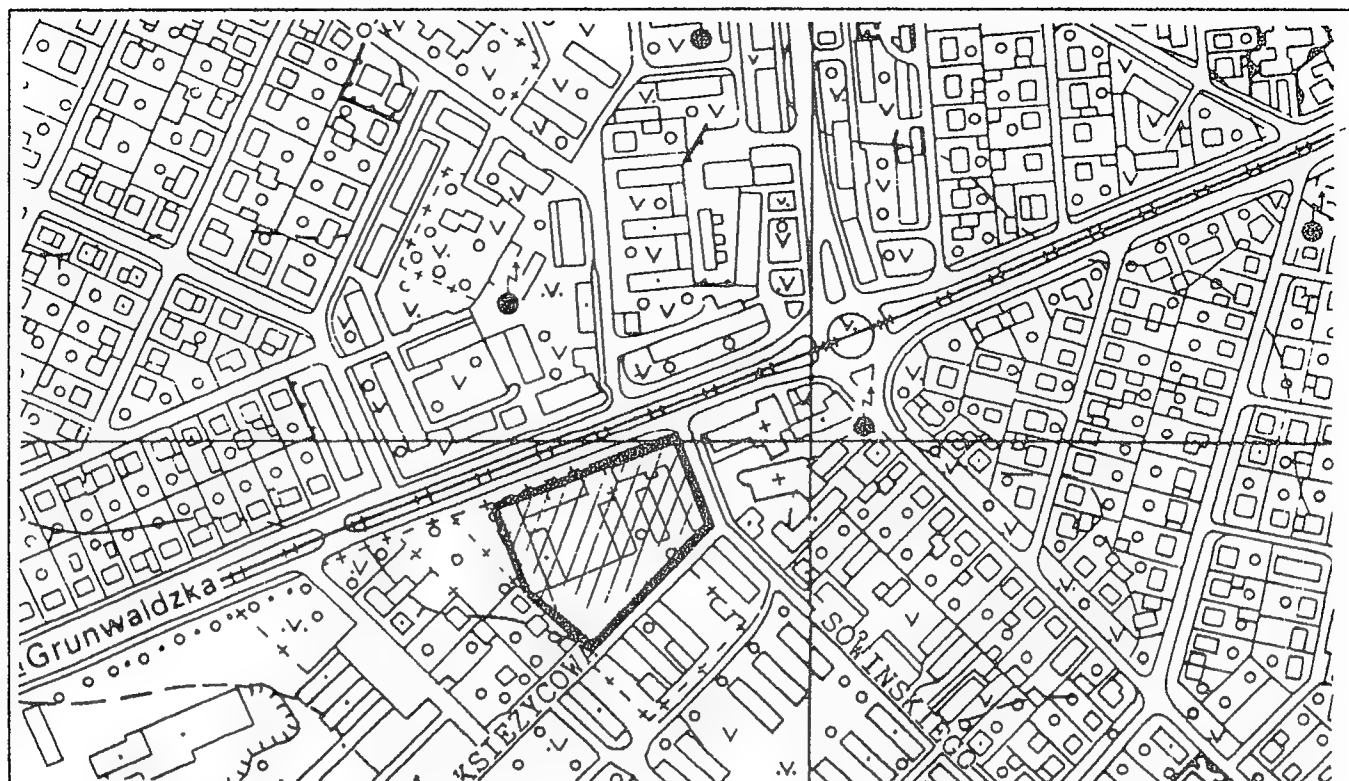
AREA	Poznań, sheet No. 33 a, b
ADDRESS	Strzelecka St., Kazimierza Wielkiego St.

II. CHARACTERISTICS OF THE LOT :

OWNER	State Treasury	ACREAGE : 0.8 ha
PRESENT USE	Renault service, filling station	
NEIGHBOURHOOD	Compact apartment buildings with services on the ground floor . Hospitals, churches, schools, the Physical Education University, sports facilities, a factory. Nearby Warta River Valley.	
ACCESS BY PRIVATE TRANSPORTATION	Access from Królowej Jadwigi St. ; directly from Strzelecka St. and Kazimierza Wielkiego St.	
ACCESS BY PUBLIC TRANSPORTATION	Eleven tramway, and three bus lines passing through the cross-road of Królowej Jadwigi St. and Strzelecka St.	
INFRASTRUCTURE	Network of electric energy , telephone, gas, water, and sewage system. Necessary investment to plug into the municipal heating system, surpassing the site.	

III. DEVELOPMENT :

INVESTMENT FUNCTION	Buildings alongside Strzelecka Street and Kazimierza Wielkiego St., as well as a filling inside a street section (a court-yard structure). Height adjusted to the adjacent buildings.
OTHER POSSIBLE FUNCTIONS	Apartment buildings with services on the ground floor ; or services, offices, catering, etc.
ADDITIONAL :	Necessary demolition of the existing buildings.



scale 1:5000

I. LOCATION :

AREA	Lazarz sheet No. 22
ADDRESS	Grunwaldzka St.; Księżycowa St.

II. CHARACTERISTICS OF THE LOT :

OWNER	State Treasury	ACREAGE : 1.17 ha
PRESENT USE	Huts, garages	
NEIGHBOURHOOD	Services, multi-storey houses, a church. A planned commercial and service centre : "Fair Inn" (Gospoda Targowa)	
ACCESS BY PRIVATE TRANSPORTATION	There are : Grunwaldzka St.- Sowińskiego St., Grunwaldzka St. - Grochowska St., Słoneczna St. - Sowińskiego St., Palacza St.-Heweliusza St. Target : Grunwaldzka St.- Grochowska St.- Słoneczna St.- Sowińskiego St.,Palacza St.- Heweliusza St.	
ACCESS BY PUBLIC TRANSPORTATION	Five tramway lines in Grunwaldzka St. join the site with downtown. Target : a tramway line in Grochowska St. Stops of four bus lines : Grochowska St., and Promienista St. - about 240 m away.	
INFRASTRUCTURE	Network of electric energy, telephone , gas, water (very low pressure) , and sewage system. Target : water supply pipe Ø 1000 mm in Rycerska St. Lack of municipal heating network.	

III. DEVELOPMENT :

INVESTMENT FUNCTION	A medium size development accompanied by complementary services, 5 - 7 floors.
OTHER POSSIBLE FUNCTIONS	Apartment buildings with services on the ground floor.
ADDITIONAL :	



scale 1:5000

I. LOCATION :

AREA	Jeżyce, sheet No. 22
ADDRESS	Aleja Polska St. by Bukowska St.

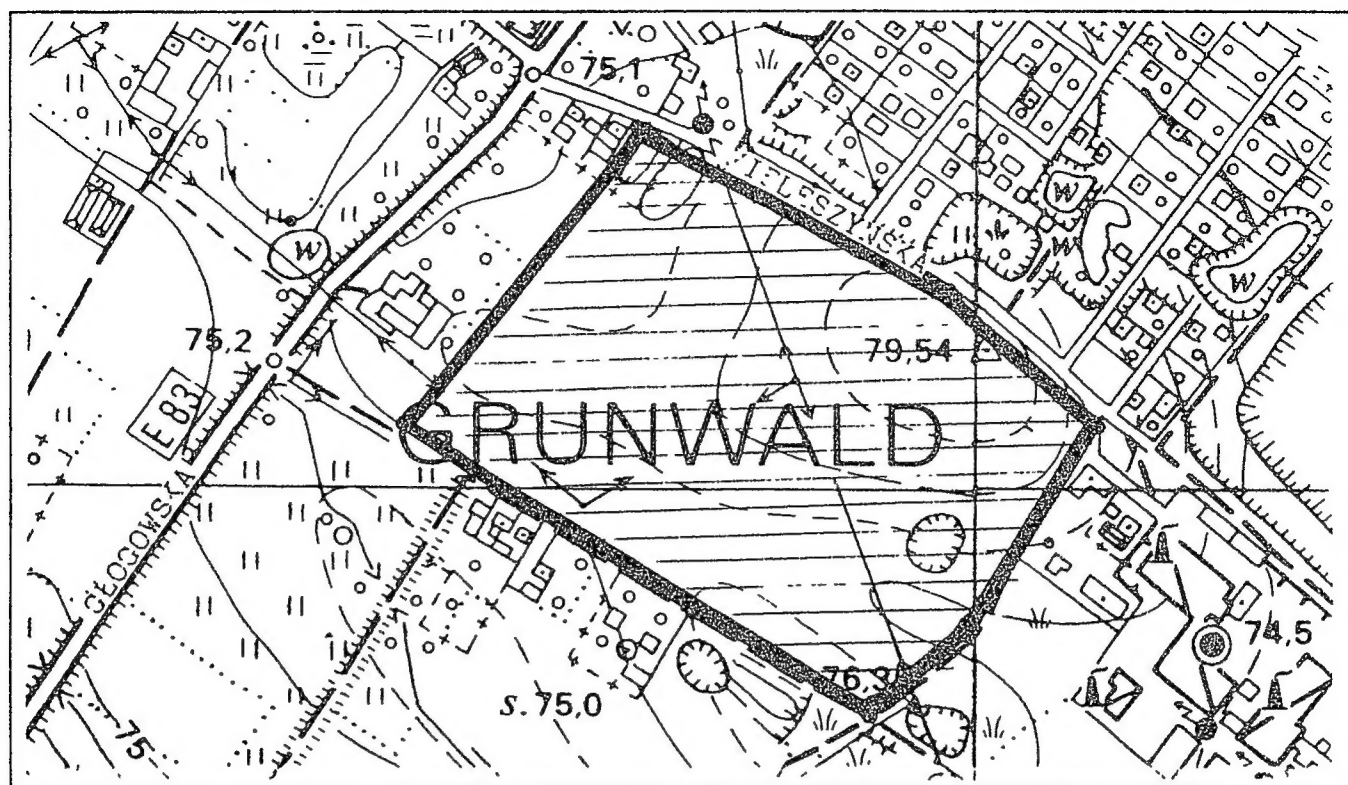
II. CHARACTERISTICS OF THE LOT :

OWNER	State Treasury + private owner	ACREAGE : 1.85 ha
PRESENT USE	Two sheds, garages,	
NEIGHBOURHOOD	Fort VII (a historical monument), green area, detached houses. Lawica Airport - about 2 km away	
ACCESS BY PRIVATE TRANSPORTATION	The existing Aleja Polska St., approach through the access road to the Fort VII.	
ACCESS BY PUBLIC TRANSPORTATION	Bus and tramway stop by Szpitalna St. - Dąbrowskiego St. - about 800 m away. Several bus lines : Dąbrowskiego St., Aleja Polska St., Nowina St. - about 350 m away.	
INFRASTRUCTURE	Network of electric energy, telephone, gas, water, and sewage system. Target : water supply pipe Ø 1000 mm in Bukowska St. Lack of municipal heating network.	

III. DEVELOPMENT :

INVESTMENT FUNCTION	A two - three floor motel accompanied by complementary services . A filling station.
OTHER POSSIBLE FUNCTIONS	Services accompanied by green areas.
ADDITIONAL :	Restrictions due to the neighbouring airport.

PROPOSED SITE FOR THE HOTEL No. 10



scale 1:5000

I. LOCATION :

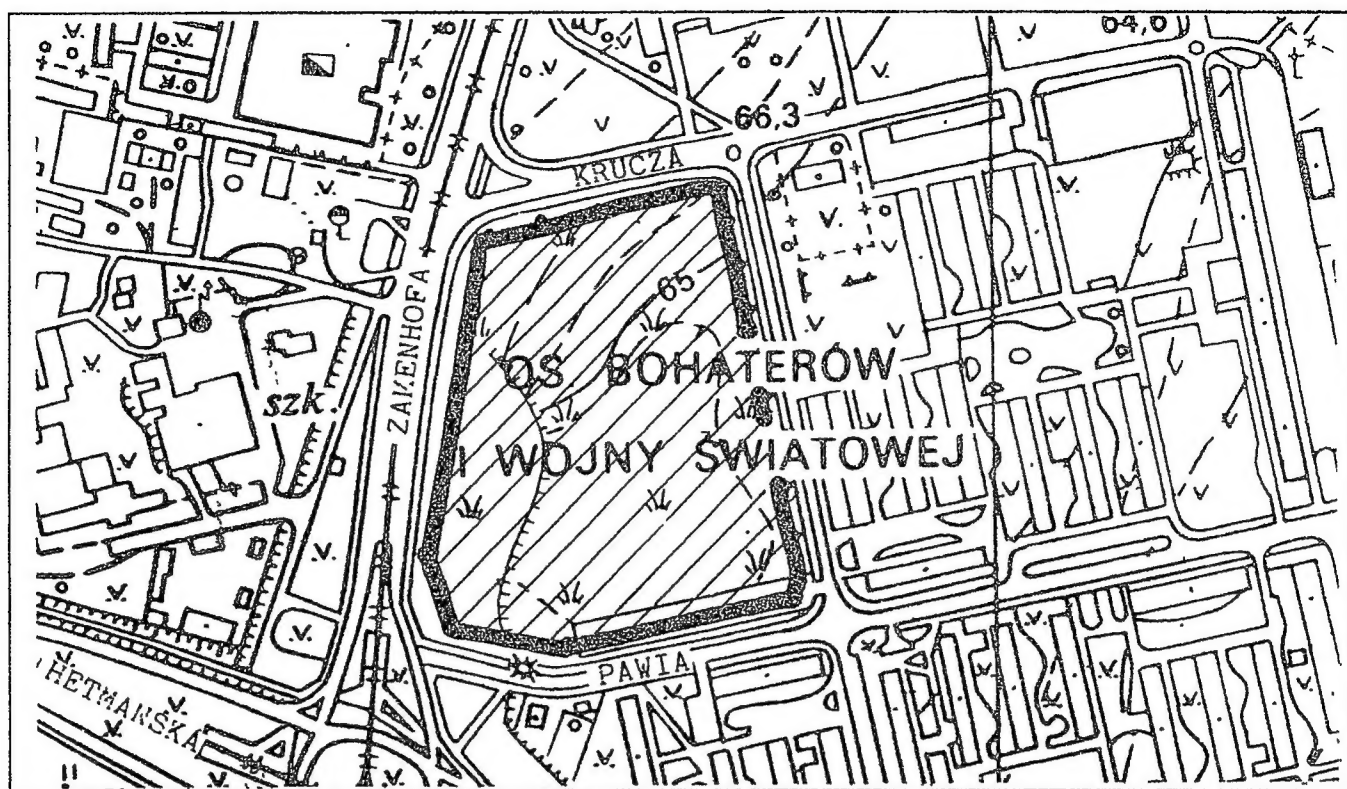
AREA	Kotowo , sheet No. 6
ADDRESS	Glogowska St.

II. CHARACTERISTICS OF THE LOT :

OWNER	State Treasury + private owner	ACREAGE : 9.25 ha
PRESENT USE	Farm field	
NEIGHBOURHOOD	Detached houses (rural areas), Target : recreational development	
ACCESS BY PRIVATE TRANSPORTATION	The existing and target : Glogowska St. - Mieleczyńska St.	
ACCESS BY PUBLIC TRANSPORTATION	Four bus lines - Glogowska St.	
INFRASTRUCTURE	Network of electric energy, telephone, gas, water. Water supply pipe Ø 1000 mm in Glogowska St. Lack of sewage system and municipal heating network.	

III. DEVELOPMENT :

INVESTMENT FUNCTION	A separate 2-3 floor building, other tourist services - a camping site, swimming pool, etc.
OTHER POSSIBLE FUNCTIONS	Recreational and tourist facilities
ADDITIONAL :	



scale 1:5000

I. LOCATION :

AREA	Rataje, sheet No. 14 and 17
ADDRESS	Krucza St., Pawia St., Zamenhofa St.

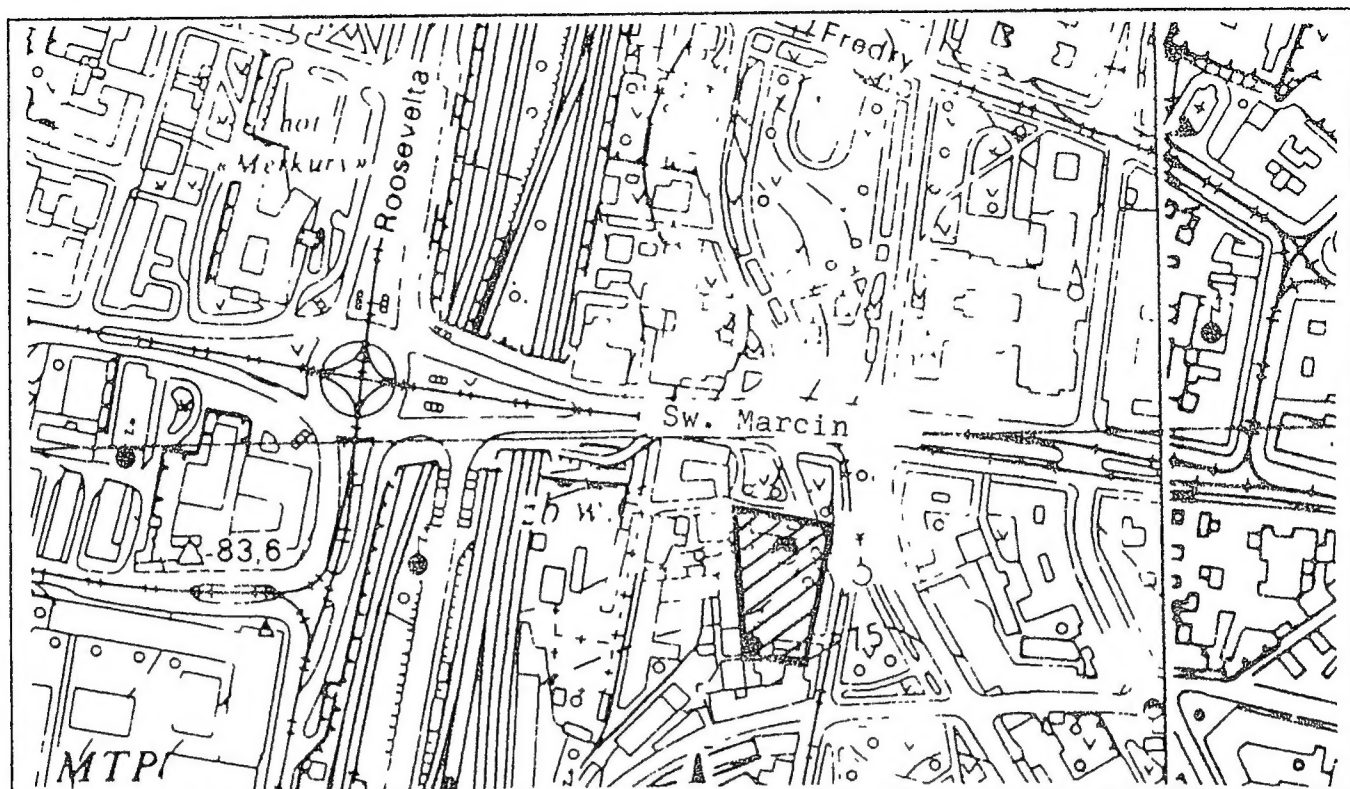
II. CHARACTERISTICS OF THE LOT :

OWNER	State Treasury	ACREAGE : 6.8 ha
PRESENT USE	Construction back-up facilities, waste land	
NEIGHBOURHOOD	Multi-storey buildings - residential areas, school, industry.	
ACCESS BY PRIVATE TRANSPORTATION	Zamenhofa St. - Krucza St.	
ACCESS BY PUBLIC TRANSPORTATION	Nine tramways lines in Zamenhofa St. and Hetmańska St. join the site with downtown. Two bus lines in Zamenhofa St - Krucza St.	
INFRASTRUCTURE	Network of electric energy, telephone, gas, water; municipal heating system . Main drain.	

III. DEVELOPMENT :

INVESTMENT FUNCTION	A medium size hotel plus complementary services
OTHER POSSIBLE FUNCTIONS	General services, apartment buildings with services on the ground floor
ADDITIONAL :	Detailed site boundary depends on the investment program

PROPOSED SITE FOR THE HOTEL No. 12



scale 1:5000

I. LOCATION :

AREA	Poznań No. 3, sheet No.24
ADDRESS	Towarowa St., Składowa St.

II. CHARACTERISTICS OF THE LOT :

OWNER	State Treasury	ACREAGE : 0.58 ha
PRESENT USE	Green area, parking, filling station.	
NEIGHBOURHOOD	Functional centre of Poznań. A range of public buildings : universities, banks, the Opera, churches, offices, provincial government. Parks, apartment buildings with services, stores. The Poznań International Fair grounds - 500 m away.	
ACCESS BY PRIVATE TRANSPORTATION	From Sw.Marcin St. and from the remaining surrounding streets.	
ACCESS BY PUBLIC TRANSPORTATION	Stops of 13 tramway and 4 bus lines . The Central Railway Station (PKP) - 800 m away. The Intercity Bus System Station (PKS) - 600 m away.	
INFRASTRUCTURE	Network of electric energy, telephone, gas, water, and sewage system.	

III. DEVELOPMENT :

INVESTMENT FUNCTION	A hotel of the highest class with many parking places and conference facilities.
OTHER POSSIBLE FUNCTIONS	Business centre, stock-exchange, offices, supermarket, banks, other services.
ADDITIONAL :	Possible construction of a congress hall used also by the Higher Music School. A building in the area strictly protected by the Municipal Conservator. A preliminary contract concluded.